



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

66 Westford Street
Carlisle, Massachusetts 01741
Tel. (978) 369-9702
Fax (978) 369-4521
e-mail: carlplan@rcn.com

MINUTES

March 8, 2004

Minutes

Bills

Discussion of "informal conceptual site plan" for proposed alterations to Fern's Country Store, 8 Lowell Road (Map 22, Lot 43) [Request of Larry Bearfield]

Request for release of Lot E from covenant for Great Brook Estates Definitive Subdivision Plan, 195 Rutland Street (Map 26, Lot 18C) [Request of Ira Gould]

Preliminary discussion of requirements imposed on Planning Board by entry of Final Judgement in AT&T wireless et al. litigation re: 871 Bedford Road (expected action by United States District Court on or before 2/27/04)

Consideration of proposing amendments to Article 12 of the General Bylaws, Scenic Roads

Request for support of proposal for the Town to purchase "Parcel A" off South Street (Map 5, Parcel 7), a.k.a. the Benfield property, utilizing approximately \$2 million of Community Preservation Act funds (Request of Community Preservation Committee)

Consideration of proposing amendments to the Personal Wireless Communication Facilities bylaw (sec. 5.9 of the Zoning Bylaws)

Town Caucus – March 15

Chair Louise Hara called the meeting to order at 7:30 p.m. in the Clark Room at Town Hall. Board members David Freedman, Dan Holzman, Tom Lane and Phyllis Zinicola were present along with Associate Planning Board members Ray Bahr and Rich Boulé. Member Michael Abend was not in attendance this evening. Member Rich Colman arrived at 7:45 p.m. Planning Administrator George Mansfield and Administrative Assistant Anja Stam were present and Mosquito reporter Ali Walsh was present until 10:00 p.m.

Mansfield informed the Board and public that the Board of Selectmen has cancelled its meeting scheduled for tomorrow night due to the death of Selectman Vivian Chaput. The funeral will be held on Saturday at 10:00 a.m. at St. Irene's church.

Minutes

The minutes of 2/23/04 were reviewed. Zinicola moved to approve the minutes of February 23, 2004 as drafted. Lane seconded the motion and it carried 5-0

Bills

The PA noted that the Board has received another bill from Thomas Planning for \$1500. Freedman questioned if additional work had been done since the last bill was received and asked Mansfield to request an explanation for this bill.

Mansfield also informed the Board that the bills for BSL/GPR have been processed but not paid due to the Town's cash flow problems. The Board discussed and unanimously agreed that the PA should ask the Town Treasurer to expedite payment of this bill since it is already more than six months overdue.

(Colman arrived.)

Discussion of "informal conceptual site plan" for proposed alterations to Fern's Country Store, 8 Lowell Road (Map 22, Lot 43) [Request of Larry Bearfield]

Larry Bearfield presented his conceptual plan for adding a farmers porch to the front (facing Lowell Road) and side (facing Bedford Road) of the existing store. He explained that he had already met with neighbors and with the Historic Commission. Bearfield would like to add the porch for aesthetic reasons and to minimize solar heating in the summer. The side porch would serve as a handicap access ramp. He noted that currently there is a four-foot wide concrete pad along the front of the structure. Bearfield plans to build the porch directly over this pad and then add two steps down to the parking area. He noted that the parking area would lose approximately two feet from its current configuration in order to provide room for the steps.

Bearfield stated that he met with Gary Davis to try to determine where the right-of-way along Lowell Road is located, but the DPW has no plans for Lowell Road in this area. Bearfield plans to encourage parking behind the building by painting arrows on the pavement to indicate one-way traffic through the lot. Cars would enter from Lowell Road and exit at Bedford Road. Bearfield indicated that he has reviewed this plan with the Police Chief and the Chief liked the proposed traffic flow plans. There will be no freestanding signs on the property.

Hara suggested that the pavement approaching the porch on the Bedford Road side should be sloped, or a ramp built, so that the porch itself may be level. She also advised Bearfield to be sure to keep the porch clear so that handicap access will not be obstructed once on the porch. The Board also suggested that the area near the end of the ramp be designated as "handicap parking only." Holzman recommended using a porous surface for the handicap access ramp.

The Board then discussed whether or not a variance would be required to allow parking in front of the building since the setback distance cannot be determined because it is not clear where the lot line is. Bearfield said that when he spoke with the Building Inspector, he did not indicate that a variance would be required. Board members concluded that the Planning Board must evaluate the actual parking and traffic plan for the site. They suggested that Bearfield show at least 13 parking spaces as required in the bylaw, in addition to those at the front of the building. Hara requested that the applicant conduct a search for a plot plan at the registry of deeds. She noted that the site plan should also include lighting, freestanding signs if applicable and the flagpole. Hara explained that according to the bylaw, the applicant must also meet with the Pedestrian/Bike Safety Committee.

Request for release of Lot E from covenant for Great Brook Estates Definitive Subdivision Plan, 195 Rutland Street (Map 26, Lot 18C) [Request of Ira Gould]

Betsy Goldenberg of 111 Pine Brook was in attendance.

Colman moved to release Lot E from covenant for Great Brook Estates Definitive Subdivision Plan. Freedman seconded the motion and it carried 6-0.

Preliminary discussion of requirements imposed on Planning Board by entry of Final Judgement in AT&T wireless et al. litigation re: 871 Bedford Road (expected action by United States District Court on or before 2/27/04)

Mansfield reported that the judgement has not been filed yet. When it is, the PB will have thirty days to hold a public meeting and another thirty days to issue conditions.

Consideration of proposing amendments to Article 12 of the General Bylaws, Scenic Roads

The Board reviewed the warrant article as submitted to the Town Administrator, and also reviewed suggested revisions submitted by Lane. The Board agreed to incorporate Lane's suggestions and directed the PA to advise the Town administrator of these changes before the warrant closes tomorrow.

Request for support of proposal for the Town to purchase "Parcel A" off South Street (Map 5, Parcel 7), a.k.a. the Benfield property, utilizing approximately \$2 million of Community Preservation Act funds (Request of Community Preservation Committee)

Zinicola explained that as of the Community Preservation Committee's most recent meeting, the Fin Com will support the motion to finance acquisition of the Benfield Parcel A as follows: \$500,000 from the Community Preservation Fund will be provided as down payment on April 1, 2004, with the remainder to be borrowed. The borrowed amount will be repaid from up to seventy-five percent of Community Preservation Fund revenues. This will still leave 25% of the CPF revenues to cover development costs, but the Community Preservation Committee is recommending that 50% of the CPF revenues be reserved.

Freedman suggested that Town meeting be informed about how Carlisle will benefit from twenty-six affordable units over five luxury properties. Bahr also advised the Board to justify the decreased tax base and the costs to the Town.

Town Caucus – March 15

Hara said she has been looking for potential Planning Board candidates, but only found one who will run for office, and one who might be willing to serve as an associate member. Mansfield suggested that the Board and candidates agree among themselves who should run for each of the positions, before the caucus next week.

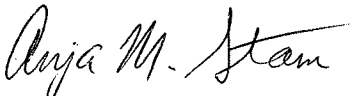
Concord Planning Board Meeting re: Wireless Overlay District

Freedman noted that the Town of Concord is proposing a new wireless overlay district and will be discussing the plan at a meeting at 7:30 p.m. tomorrow. Freedman and Boulé agreed to attend.

Mansfield reported that he asked John Minty if Concord has engineering staff to review the construction of wireless towers. Minty explained that Concord uses a controlled construction process for such review, and Bob Koning was familiar with this process as well. Holzman explained the controlled construction process noting it is very effective. Freedman asked Mansfield to inquire if Concord has used a contract engineer who could review the wireless site plan.

At 10:45 p.m., the Board unanimously adjourned the meeting.

Respectfully submitted,



Anja M. Stam
Administrative Assistant